172.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,300 / 830,300
					USE VALUE:	830,300 / 830,300
					ASSESSED:	830,300 / 830,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	THIRD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASEY PAUL & JEAN
Owner 2:	
Owner 3:	
Street 1:	11 THIRD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASEY JEAN/TRS -
Owner 2:	THIRD ST TRUST -
Street 1:	11 THIRD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,537 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2904 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3537.000	462,000		368,300	830,300
Total Card	0.081	462,000		368,300	830,300
Total Parcel	0.081	462,000		368,300	830,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.92 | /Parcel: 285.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113905
GIS Ref	
GIS Ref	
Insp Date	11/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,100	0	3,537.	368,300	830,400	830,400	Year End Roll	12/18/2019
2019	104	FV	352,000	0	3,537.	363,000	715,000	715,000	Year End Roll	1/3/2019
2018	104	FV	352,000	0	3,537.	278,800	630,800	630,800	Year End Roll	12/20/2017
2017	104	FV	329,900	0	3,537.	263,100	593,000	593,000	Year End Roll	1/3/2017
2016	104	FV	329,900	0	3,537.	242,000	571,900	571,900	Year End	1/4/2016
2015	104	FV	293,600	0	3,537.	226,200	519,800	519,800	Year End Roll	12/11/2014
2014	104	FV	293,600	0	3,537.	208,300	501,900	501,900	Year End Roll	12/16/2013
2013	104	FV	305,600	0	3,537.	208,300	513,900	513,900		12/13/2012

!13308!

PRINT

Date	Time
12/11/20	03:17:14

LAST REV

Date	Time
12/17/19	14:01:21
mmcmakin	
13308	

USER DEFINED

Prior Id # 1:	113905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY JEAN/TRS,	73626-544	1	11/12/2019	Convenience	1	No	No		
CASEY JEAN	47801-324		7/14/2006	Family	1	No	No		
CASEY JEAN TR	47470-544		5/18/2006	Family	1	No	No		
	19483-354		11/1/1988		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2016	273	Re-Roof	13,900					
9/27/1993	478		21,000					12X30 12X12 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2008	Meas/Inspect	163	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
7/22/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3537		Sq. Ft.	Site		0	70.	1.49	6									368,278						368,300	

Total AC/HA:	0.08120	Total SF/SM:	3537	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	368,278	Spl Credit		Total:	368,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01157022
Const Adj.:	0.98000199
Adj $ / SQ:	168.528
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669538
Depreciation:	207557
Depreciated Total:	461981

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 17 | BRs: 8 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	7	4	
Totals			
3	17	8	

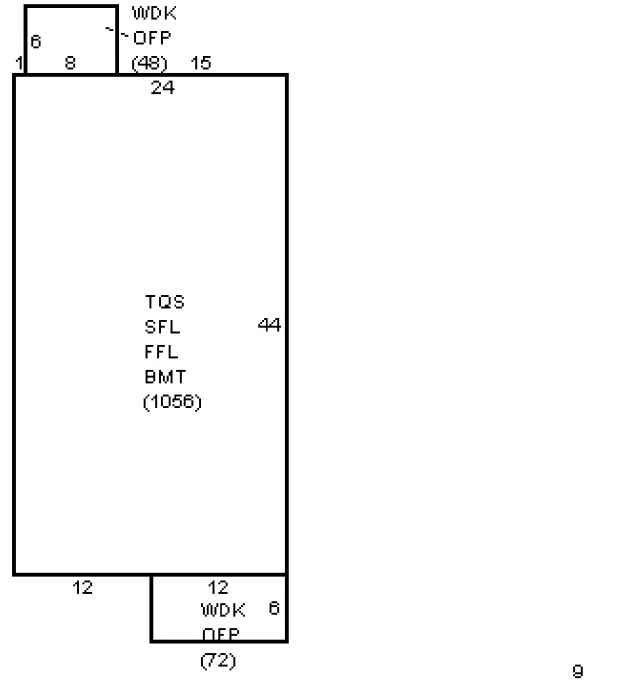
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	168.53
Special Features:	0	Val/Su Net:	110.00
Final Total:	462000	Val/Su SzAd	159.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	50.560	53,390
FFL	First Floor	1,056	168.530	177,966
SFL	Second Floor	1,056	168.530	177,966
TQS	3/4 Story	792	168.530	133,474
OFP	Open Porch	120	29.650	3,557
WDK	Deck	120	14.050	1,686

Net Sketched Area: 4,200 | Total: 548,038

Size Ad 2904 | Gross Are 4464 | FinArea 2904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total: